

SCALE: 1" = 200'

LEGEND

PROPOSED DRIVE APRON

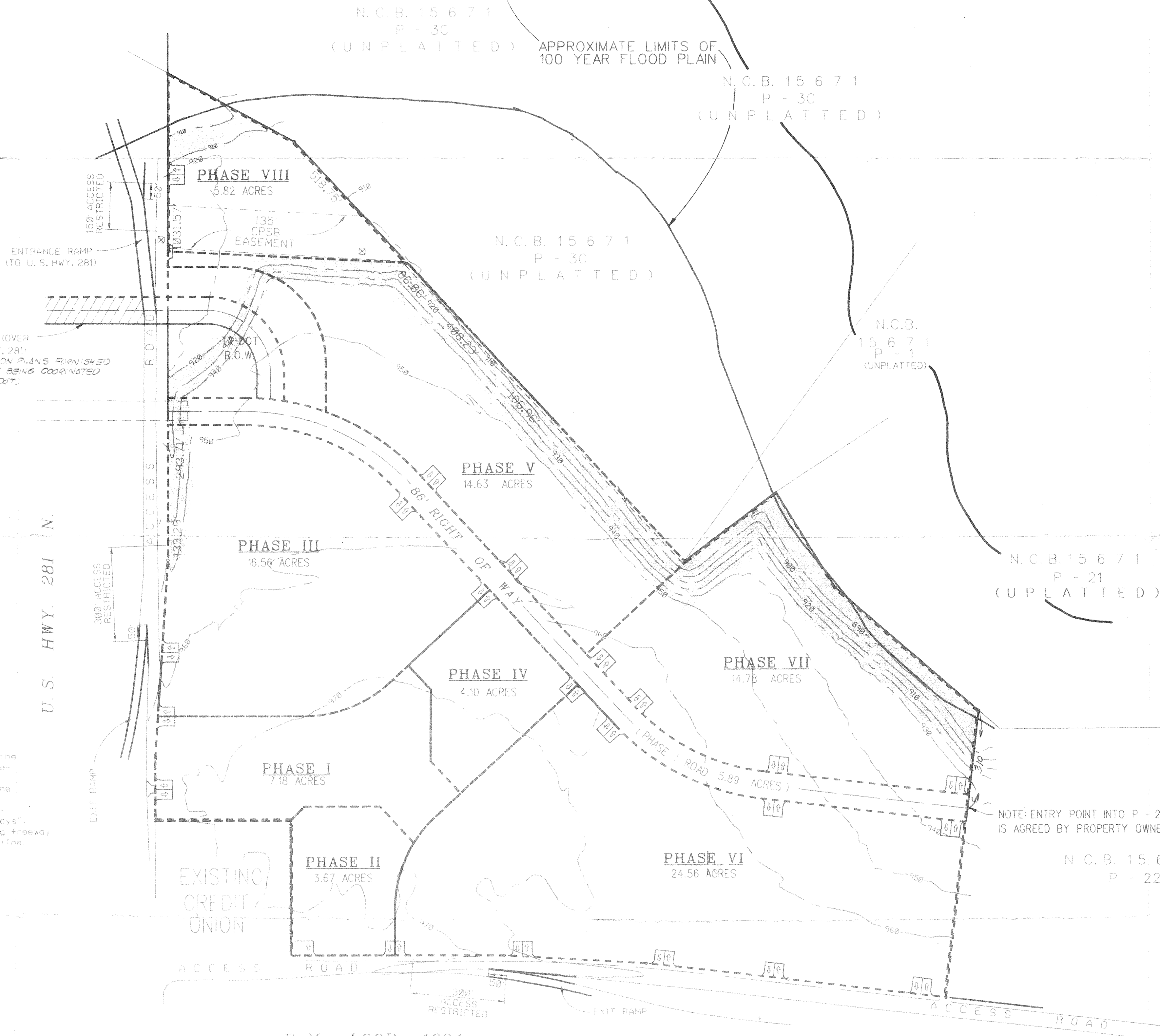
PHASE	DESCRIPTION	COMPLETION DATE
I	RETAIL/ENTERTAINMENT	SUMMER '99
II	RETAIL	FALL '99
III	RETAIL/RESTAURANT	FALL '99
IV	RETAIL/RESTAURANT	SUMMER 2000
V	RETAIL	WINTER 2000
VI	RETAIL	SPRING 2001
VII	RETAIL	FALL 2001
VIII	RETAIL	SUMMER 2002

EX-D.O.T. NOTES

- (1) For residential development directly adjacent to State right-of-way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- (2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way.
- (3) Maximum access points to State highway from this property will be regulated as directed by "Regulation for Access Driveways to State Highways".
- (4) Any sidewalks to be constructed within within State right-of-way along freeway frontage roads will be located directly adjacent to the right-of-way line.

U.S. HWY. 281 N.

F.M. LOOP 1604



PLAN HAS BEEN ACCEPTED BY

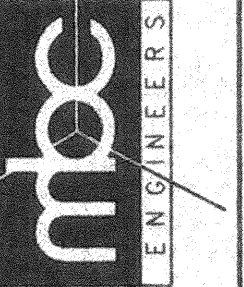
COSA *[Signature]*  
327-C *[Signature]*  
(date) 5/17/98  
(number)

If no plats are filed, plan will  
expire on Jan 16, 2000

1st plat filed on \_\_\_\_\_

RECEIVED  
00 JAN 10 PM 2:02  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
415 Breasport Drive, San Antonio, Texas 78216  
(210) 349-0451 Fax (210) 349-9302



P.O.A.D.P.  
SANTIKOS 281 / 1604

REVISIONS	NO.	DATE	DESCRIPTION	BY	DATE
1	0/8/98	1	REVISED PER CITY COMMENTS	M/C	
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DESIGN: DLA  
DRAWN: DAG/JJA  
CHECKED: *[Signature]*  
DATE: 6-18-98  
JOB NO.: 26467  
SHT: 1 of 1

## CITY OF SAN ANTONIO

## POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: March 20, 1998 Name of POADP: Santikos 281/1604  
Owners: Santikos Investments Consulting Firm: Macina, Bose, Copeland & Assoc., Inc.  
Address: 3707 N. St. Mary's #109 Address: 415 Breesport Drive  
San Antonio, Texas 78212 San Antonio, Texas 78216  
Phone: (210) 736-1800 Phone: (210) 349-0151  
Existing zoning: B-3 ERZD Proposed zoning: B-3 ERZD

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No  
Projected # of Phases: 8 ☐ Yes ☐ No  
San Antonio City Limits? ☒ Yes ☐ No  
Council District: 9  
Ferguson map grid 517 (B-2 & C-2)

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>          </u>
Multi-family (MF)	<u>N/A</u>	<u>          </u>
Commercial and non-residential	<u>8</u>	<u>91.3</u>

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LAND DEVELOPMENT  
SERVICES DIVISION

Is there a previous POADP for this Site? Name Yes No. 327  
Is there a corresponding PUD for this site? Name No No.             
Plats associated with this POADP or site? Name None No.             
Name            No.             
Name            No.           

Contact Person and authorized representative:

Print Name: David L. Allen, P.E.

Signature: David L. Allen, P.E.

Date: 3.30.98

Phone: (210) 349-0151

Fax: (210) 349-9302



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LAND DEVELOPMENT  
SERVICES DIVISION

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: David L. Allen, P.E. Signature: David L. Allen PE

If you have any questions please call Elizabeth Carol at 207-7900



# CITY OF SAN ANTONIO

July 17, 1998

David Allen  
MBC & Assoc.  
415 Breesport Drive  
San Antonio, TX 78216

Re: Santikos 281 - 1604

POADP # 327 - C

Dear Mr. Allen:

The City Staff Development Review Committee has reviewed Santikos 281 - 1604 Subdivision Preliminary Overall Area Development Plan # 327 - C. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- The east-west alignment will need to be coordinated with the adjacent property owners.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1127583

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 250.00  
INVOICE DATE 4/01/1998  
DUE DATE 4/01/1998

50-04-5573  
SANTIKOS INVESTMENTS  
3707 N ST MARY'S ST #109  
SATX 78212-3190

PHONE: 000 - 0000

POADP SANTIKOS 1604/281

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
4/01/1998	1127583	50-04-5573	4/01/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	250.00

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: END	03/30/1998 03/30/1998		CK0117786	SANTIKOS1604281

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	250.00	250.00	250.00





# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

April 9, 1998

Jose Carmona  
Macina-Bose-Copeland and Associates, Inc.  
415 Breesport Drive  
San Antonio, Texas 78216

RE: Santikos 281/1604 P.O.A.D.P.

Dear Mr. Carmona:

Our office has reviewed the layout of the referenced development and I have a concern that must be addressed and incorporated into this site layout.

As you are aware the Texas Department of Transportation is planning to construct an interchange between US 281 and the major thoroughfare known as Centre Park. Your layout indicates an access point at this interchange that is within TxDOT right of way. This access point is not acceptable and will not be permitted. Please refer to the attached layout.

The roadway schematic prepared by TxDOT, established control of access along the right of way at this interchange. This control of access issue was explained and understood in our meeting of January 1998, between TxDOT, Mr. Andrew Johnston (Santikos Investments), and your firm. As this development is in the preliminary stage, it is of the utmost importance that this access point be removed from the POADP. This will avoid future misconceptions of permissible access when this property is marketed and developed.

The locations of the access points along US 281 and Loop 1604 are acceptable as shown and will be the maximum permitted.

If you have any questions, please do not hesitate to contact me at 615-5814 or Jesse Hayes at 615-5860.

Sincerely,

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer

/jh  
attachments

cc: Julie Brown, P.E. (TxDOT)  
David Balli, P.E. (TxDOT)  
Robert Opitz (City of San Antonio)  
Andrew Johnston (Santikos Investments)

PHASE VIII

5.62 ACRES

NCB 15671

P-3C

(UNPLATTED)

CONTROL OF  
ACCESS LINE

PHASE V

14.63 ACRES

PHASE III

16.56 ACRES

**NO Access  
Permitted  
Remove From  
POADP**

PHASE IV

4.10 ACRES

PHASE I

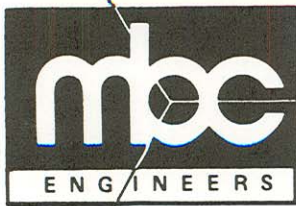
7.18 ACRES

300' ACCESS  
RESTRICTED

ROAD

ACCESS





MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216  
(210) 349-0151 FAX (210) 349-9302

TO Planning Dept

Proj. No. 26467 Date 7/9/98

Re: PO&OP

Attn: Eddie

San Antonio

GENTLEMEN:

WE ARE SENDING YOU

☐ Attached

☐ Under separate cover via \_\_\_\_\_ the following items.

☐ Shop drawings

☐ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change Order

☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
<u>6</u>			<u>Molise JO&amp;OP</u>

THESE ARE TRANSMITTED as checked below:

☐ For your approval

☐ Approved as submitted

☐ Resubmit \_\_\_\_\_ copies for approval

☒ For your use

☐ Approved as noted

☐ Submit \_\_\_\_\_ copies for distribution

☐ As requested

☐ Returned for corrections

☐ Return \_\_\_\_\_ corrected prints

☐ For review and comment

☐ \_\_\_\_\_

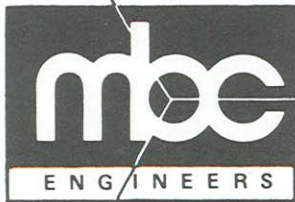
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: \_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED

John L. Chambers



MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216  
(210) 349-0151 FAX (210) 349-9302

TO PLANNING DEPT.

Proj. No. 26467 Date 3/17/98

Re: ZBI @ 1604  
SANTIKOS

Attn: ELIZABETH

GENTLEMEN:

WE ARE SENDING YOU

☒ Attached

☐ Under separate cover via \_\_\_\_\_ the following items.

☐ Shop drawings

☐ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change Order

☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
8			ROADP

THESE ARE TRANSMITTED as checked below:

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☐ Returned for corrections

☐ Return \_\_\_\_\_ corrected prints

☐ For review and comment

☐ \_\_\_\_\_

☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_

☐ PRINTS RETURNED AFTER LOAN TO US

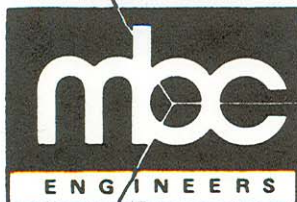
REMARKS:

Elizabeth - We're ready to try again w/this  
ROADP. Hopefully, we are closer to  
what the City wants.

COPY TO \_\_\_\_\_

SIGNED





MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216  
(210) 349-0151 FAX (210) 349-9302

TO Planning Dept

Proj. No. 26467 Date 4/1/98

Re: Santitas

Attn: ~~Eliz~~ Elizabeth

GENTLEMEN:

WE ARE SENDING YOU

- ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items.
- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
- ☐ Copy of letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
6			ROAD - Revised
1			application

RECEIVED  
98 APR - 1 PM 3:08  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

- ☐ For your approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval
- ☒ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution
- ☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints
- ☒ For review and comment ☐ \_\_\_\_\_
- ☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

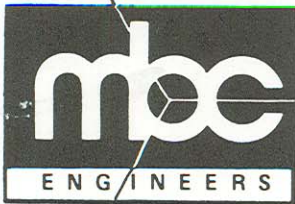
Elizabeth, this is an up-date, the fee of \$250 was paid, thereafter you requested the application from David Allen.

COPY TO \_\_\_\_\_

SIGNED

Jose L. Camacho





MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216  
(210) 349-0151 FAX (210) 349-9302

TO Planning Dept

Proj. No. 26467 Date May 22'98

Re: Santikos POAOP

Attn: Elizabeth Carol

GENTLEMEN:

WE ARE SENDING YOU

☒ Attached

☐ Under separate cover via \_\_\_\_\_ the following items.

☐ Shop drawings

☐ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change Order

☐

COPIES	DATE	NO.	DESCRIPTION
6			P.O.G.O.P. (revised)

THESE ARE TRANSMITTED as checked below:

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☐ Approved as submitted

☐ Resubmit \_\_\_\_\_ copies for approval

☒ For your use

☐ Approved as noted

☐ Submit \_\_\_\_\_ copies for distribution

☐ As requested

☐ Returned for corrections

☐ Return \_\_\_\_\_ corrected prints

☐ For review and comment

☐

☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

L13- The TIA revision (by others) is being submitted to Traffic by today. Also Parcel 3C comment indicated that it was possibly landlock, which it is not, and is not part of the POAOP.

Andy Johnston - SANTIKOS  
Judy Friesenbaker - TKD07  
S.A.W.S. KIRK NIXON

SIGNED

JOSE P. CAMPA



Santikos

- dimension from center line to property line - to coordinate w/ adjacent land owner.

- TIA is O.K. as per Amer

- The interconnect w/ the existing bridge appears to be incorrectly drawn. Coordinate paper layout w/ TXDOT & resubmit this

P.O. DP.

called

Joe Car  
6.26.78

Santikos 1604 + 281

same old one

• TXDOT

• ~~center~~

• East/west 86' + dimension

• Tree

• drainage

• TIA - revised

• ownership info

• land locked p 3c

• cut thru. between  
1604 + East west

+  
281 + East west

• recharge

• coordinate alignment  
w/ adjacent landowner

called Joe  
4.10.78



Santikos 281/1604

@ 281 + 1604

- no application
- re-submittal

- 
- coordinate East/West w/ adjacent
  - TXDOT
  - TIA (updated)
  - drainage
  - Trees
  - driveway locations are subjects to final approval.

\* Be sure TXDOT gets a copy  
"Clay Smith"

called  
3-24-98

Satio

- TIA - pending
- tree
- Aquifer

- The table of Credit  
Union relocated to  
the correct spot.

- what does a dash/  
solid line weight  
mean.

- Confirm bridge  
location

called 6-1-98